

11. Only Class A or B fire rated roofing materials are allowed. [Section 3.21, FCSR]  
Defensible Space Standards (as allowable with given setbacks) shall be incorporated around all structures. [Appendix G, FCSR]
12. If required by the Postmaster, the developer shall provide a common mailbox facility in accordance with Flathead County Subdivision Regulations. [3.22, FCSR].
13. The following statements shall be placed on the face of the final plat applicable to all lots:
  - a. All addresses shall be visible from the road.
  - b. All utilities shall be placed underground.
  - c. Lot owners should be aware they are living in a rural area of Flathead County and delayed response times may be experienced from emergency service providers.
  - d. Lot owners are bound by the soil disturbance and weed management plan to which the developer and the Flathead County Weed Department agreed.
  - e. Lot owners should be aware they are living in an area mapped as an extreme fuels reduction priority area.
  - f. Only Class A or B fire rated roofing materials are allowed. [Section 3.21, FCSR]
  - g. Defensible Space Standards shall be incorporated around all primary structures. [Appendix G, FCSR]
  - h. Homeowners must be aware of the potential for vegetation damage by wildlife, particularly from deer feeding on green lawns, gardens, flowers, ornamental shrubs, and trees in this subdivision. Homeowners should be prepared to take the responsibility to plant non-palatable vegetation or protect their vegetation (fencing, netting, repellents) in order to avoid problems. Landscape plantings of certain species of native vegetation are less likely to suffer extensive feeding damage by deer.
  - i. Fruit-producing trees and shrubs should be fenced utilizing electric fencing to deter bears. Keep produce and any fruit picked and off the ground. Ripe or rotting fruit or vegetable material can attract bears, deer, skunks, and other wildlife. To help keep wildlife such as deer out of gardens, fences should be 8 feet or taller or electric fences utilized.
  - j. Garbage must be stored either in secure, bear-resistant containers or indoors (or both) to avoid attracting wildlife such as bears. If stored indoors, garbage cans may not be set out until the morning of garbage pickup and must be brought in no later than that same evening. If home sites are occupied seasonally or if the occupants are to be away from the household for 7 days or more, garbage from

the home, other buildings, or containers must be removed from the property prior to their departure.

- k. Do not feed wildlife or offer supplements (such as salt or mineral blocks), attractants, or bait for deer or other wildlife. Feeding wildlife results in unnatural concentrations of animals that can lead to overuse of vegetation, disease transmission, and other adverse effects to wildlife (such as foundering of deer). Such actions unnecessarily accustom wild animals to humans, which can be dangerous for both. It is against state law (MCA 87-3-130) to purposely or knowingly attract bears with supplemental food attractants (any food, garbage, or other attractant for game animals) or to provide supplemental feed attractants in a manner that results in "an artificial concentration of game animals that may potentially contribute to the transmission of disease or that constitutes a threat to public safety." Also, homeowners must be aware that deer might attract mountain lions to the area.
- l. Pet food should be stored indoors, in closed sheds, or in bear-resistant containers in order to avoid attracting wildlife such as bears, mountain lions, skunks, and other wildlife. When feeding pets, do not leave food out overnight.
- m. Barbecue grills should be stored indoors. Keep all portions of the barbecues routinely clean. Permanent outdoor grills are discouraged. Food spills and smells on and near the grill can attract bears and other wildlife.
- n. Waiver of Protest  
Participation in Special Improvement District

\_\_\_\_\_ (Owner) hereby waives any and all right to protest which it may have in regards to any attempt to be made by a local governmental entity, to initiate a Special Improvement District which includes \_\_\_\_\_ Subdivision, shown on the plat therefore, for any of the purposes related to roads, water facilities and systems, and sewer facilities and systems, set forth in Sections 7-12-2102 and 7-12-4102, M.C.A.; provided however that \_\_\_\_\_ understands that (he/she/it/they) retains the ability to object to the amount of assessment imposed as a result of the formation of a Special Improvement District including the right to object on the basis that the property is not benefited by the Special Improvement District. \_\_\_\_\_ agrees that this covenant shall run to, with and be binding on the title of the real property described above and shall be binding on the heirs, assigns, successors in interest, purchasers, and any and all subsequent holders or owners of the real property shown on the subdivision plat for \_\_\_\_\_ Subdivision.

- 15. Electrical and telephone utilities shall be extended underground to abut and be available to each townhouse lot, in accordance with a plan approved by the utility companies. Utilities and easements shall comply with [Section 3.17 and 3.18 of the Flathead County Subdivision Regulations].

upgrading roads leading to or within the subdivision, including but not limited to paving, curbs and gutters, non-motorized transportation facilities, street widening, and drainage facilities.

- 4) In accordance with Condition 6, the subdividers shall provide evidence with the final plat submittal that they have applied for County-issued addresses for each lot within this subdivision.
  - 5) In accordance with Condition 11, the applicant shall pay the amount equivalent to what the pro rata share would be on the portions of South Sunset Bench Road from the eastern boundary of the subdivision that fronts South Sunset Bench Road to the intersection with Pine Hollow Road, McIntyre Road from the eastern boundary of the subdivision that fronts McIntyre Road to the intersection with South Sunset Bench Road, and Pine Hollow Road from the intersection with South Sunset Bench Road to Eastside Highway.
- e) *Additional Requirements of the Final Plat.* In addition to the standard features of a final plat as described in Section 3-3-3 of this Code, the following features are required on the Final Plat:
- 1) Project name
  - 2) Title block
  - 3) Certificate of registered owner – notarized (See Appendix F)
  - 4) ~~Certificate of registered engineer with seal (See Appendix F)~~
  - 5) Certificate of registered land surveyor with seal (See Appendix F)
  - 6) Certificate of governing body approval (See Appendix F)
  - 7) Signature block for Clerk and Recorder, preferably in lower right hand corner (See Appendix F)
  - 8) Certificate of public dedication (See Appendix F)
  - 9) Certificate of park cash-in-lieu payment (See Appendix F)
  - 10) Other certifications as appropriate (See Appendix F)
  - 11) North arrow
  - 12) Graphic scale
  - 13) Legal description
  - 14) Property boundaries (bearings, lengths, curve data)
  - 15) Pertinent section corners and subdivision corners
  - 16) Names of adjoining subdivisions/certificates of survey
  - 17) Monuments found
  - 18) Witness monuments
  - 19) Acreage of subject parcel
  - 20) Curve data (radius, arc length, notation of non-tangent curves)
  - 21) Line data (lengths to tenths of a foot, angles/bearings to nearest minute)
  - 22) Lots and blocks designated by number (dimensions/acreage)
  - 23) Easements/rights of ways (location, width, purpose, ownership)
  - 24) Dedication for public use (boundaries, area, purpose)
  - 25) No-build/alteration zones
  - 26) No-ingress/egress zones
  - 27) Water resources (rivers, ponds, etc.)
  - 28) Floodplains
  - 29) Irrigation canals including diversion point(s), etc.
  - 30) High-pressure gas lines
  - 31) Existing and new roads (names, ownership, etc.)
  - 32) Other items, as may be required through the conditions of approval:

WHAT LANGUAGE  
IS USED HERE?

- (a) In accordance with Condition 4, the final plat shall show a non-ingress/egress limitation of vehicular access to lots within this subdivision along the South Sunset Bench Road and McIntyre Road frontages of this subdivision, excepting driveway approaches approved by the Road Department.
- (b) In accordance with Condition 7, the final plat shall show an encumbrance of \$250 per lot for Lots B through E to be paid to the Stevensville School District upon first conveyance, including lease or rent, of each lot within the subdivision.
- (c) In accordance with Condition 8, the final plat shall show an encumbrance of \$500 per lot for Lots B through E due to the Stevensville Fire District upon first conveyance, including lease or rent, of each lot within the subdivision.
- (d) In accordance with Condition 10, the final plat shall show a minimum of ten additional feet of public road and utility easement along the frontage of Lots A through C for South Sunset Bench Road and any additional easement width necessary to ensure that the entire width of South Sunset Bench Road is within the road easement, subject to review and approval of the Planning Department.
- (e) No-build/alteration zones shall be shown on slopes greater than 25%.

The final plat shall be prepared according to this Code and the Montana Subdivision and Platting Act (Title 75, Chapter 3).

#### **Improvements.**

- a) Generally. According to Chapter 5 Article 1, the developer shall complete all infrastructure improvements to the standards as contained in the Subdivision Regulations prior to submitting a Final Plat for filing or enter into a written subdivision improvements agreement with the County as described in Appendix A of the Subdivision Regulations guaranteeing the construction and installation of all required improvements.
- b) Certification of Completion. According to Chapter 5 Article 1, upon completion of all necessary infrastructure, an engineer shall certify in writing that the infrastructure has been built and installed in accordance with the County Subdivision regulations and acceptable construction practices.
- c) Necessary Infrastructure Improvements (based on the conditions of approval and/or requirements of final plat approval):
  - 1) In accordance with Condition 5, paved driveway approaches and associated stormwater drainage facilities shall be constructed prior to final plat approval, subject to the review and approval of the Ravalli County Planning Department and the Ravalli County Road and Bridge Department.
  - 2) In accordance with Condition 9, the applicant shall apply one application of dust abatement to South Sunset Bench Road from the intersection with Pine Hollow Road to the last access of the subdivision and to McIntyre Road from the intersection with South Sunset Bench Road to the last access of the subdivision prior to final plat approval, subject to the review and approval of the Road and Bridge Department. The applicant shall provide a receipt of the application of dust abatement with the final plat submittal.

#### **Road Contribution.**

Payment of the pro rata share to the County Treasurer's Office is a requirement of final plat approval for this subdivision for any substandard County road(s) providing access to the subdivision from Eastside Highway. The applicant was granted variances from paying the pro